GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Mandapeta Municipality - Change of land use from Industrial use to Residential use to an extent of Ac.0.8108 cents in R.S.Nos.465/2, 466/3, 4, 467/2 of Mandapeta Municipality – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 81 Dated: 29-07-2021.

Read the following:-

1. From the DTCP, AP, Hyderabad Lr.Roc.No.3653/2015/R1, dt.28.07.2015.
2. From Director of Industries Lr.No.29/1/2015/12519, dt.02.01.2016.
3. Govt. Memo No. 37657/H1/2015-2, dt.19.02.2016.
4. From the DT&CP., AP, Guntur Lr.Roc.No.3653/2015/R1, dt.27.07.2016.
5. Govt. Memo No.11411/I2/2011, MA & UD (I2) Dept., dt.30.06.2012.
6. Govt. Memo No. 37657/H1/2015, dt.30.08.2016.
7. From the DT&CP., AP, Guntur Lr.Roc.No.MAU03-19022(31)/52/2018-RJDR, dt.11.10.2018.
8. Govt. Memo No. 37657/H1/2015, dt.01.11.2018.
9. From the DT&CP., AP, Guntur Lr.Roc.No.MAU03-19022(31)/52/2018-RJDR, dt.23.11.2018.
10. Govt. Memo No. 37657/H2/2015, dt.25.03.2019.
11. From the DT&CP., AP, Guntur Lr.Roc.No.MAU03-19022(31)/52/2018-RJDR, dt.18.05.2019.
12. Govt. Memo No. 37657/H2/2015, dt.17.12.2020.
13. From the DT&CP., AP, Guntur Lr.Roc.No.19022(31)/52/2018-RJDR, dt.03.05.2021.

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O R D E R:-

The Draft variation to the land envisaged in Mandapeta General Town Planning Scheme, issued in reference 10th read above was published in Extra-ordinary Andhra Pradesh Gazette No.1422, Part-I, dated.26.03.2019. The Director of Town & Country Planning, AP, Guntur in the reference 3rd and 8th read above has submitted that, the Commissioner, Mandapeta Municipality has informed that the applicant has paid total an amount of Rs.2,39,380/- towards development/conversion charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, Guntur in the reference 11th read above, has submitted that, the Commissioner, Mandapeta Municipality has informed that, they have published the draft variation appendix notification pertaining to change of land use in reputed daily news papers calling for objections/ suggestions from the general public. On publication of draft variation in the reputed daily news papers on 04.04.2019, certain objections have been received against the subject matter. Government have examined the objections in the light of the report of Director of Town & Country Planning, AP, Guntur and disposed off the same, since there is no genuinity in the objections. Hence, the draft variation is confirmed.

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3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e.,30.07.2021.

(BY ORDER AND IN THE OF THE GOVERNOR OF ANDHRA PRADESH)

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, AP, Guntur.
The Regional Deputy Director of Town Planning, Rajamahendravaram, East Godavari District.

Copy to:
The individual through the Commissioner, Mandapeta Municipality.
The Commissioner, Mandapeta, East Godavari District.
The District Collector, East Godavari District.(E666820)

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Mandapeta General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.481, MA., 19.09.2000 and proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.465/2, 466/3, 4 and 467/2 to an extent of Ac.0.8108 cents of Mandapeta Town and the boundaries of which are shown in the schedule hereunder and which is earmarked for Industrial use in the Mandapeta General Town Planning Scheme(Master Plan) sanctioned in G.O.Ms.No.481, MA., dt.19.09.2000 is now designated for Residential use by variation of change of land use basing on the Council Resolution No.210, dated:29.08.2018 as earmarked as "A to M" in the revised part proposed land use map bearing G.T.P Map No.31/2018/R (This revises G.T.P No.22/2016/R) available in the Municipal office, Mandapeta, **subject to the following conditions that;**

1. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity in the site under reference.
2. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.

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3. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. Any other conditions as may be imposed by the competent authority.
8. The applicant shall hand over road widening portion to the Mandapeta Urban Local Body with free of cost registered gift deed.

SCHEDULE OF BOUNDARIES

North: 30'-0'' wide Municipal Road.

East : Property belongs to Sri G.Lova Raju, Sri V. Ramesh and Taravanipet C.C. Road.

South : Property belongs to Sri S. Srinivasa Ranga Rao and C.C. Road.

West : Property belongs to Sri S. Srinivasa Ranga Rao and Sri S.V.S Subrahmanyam and others.

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER